39B

Karen Johnson Davidson County
Batch# 366209 DEEDWARR
03/02/2020 03:37:58 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20200302-0023431

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019110011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $450,000.00

Sworn to and subscribed before me this 27th day of February, 2020.

Affiant

Notary Public

GLAYRA BOSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner:
Christopher Rowe
777 Newberry Road
Nashville, TN 37205

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
102-110-030.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Diane Goodman Davich, married** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Volunteer State Development, LLC, a Tennessee limited liability company** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Brook Meade, Section VI of record in Plat Book 2331, Page (s) 3 and 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Diane Goodman Davich, married by Warranty deed from Marion Gardner Brooks, unmarried of record in Book 9406, page 634, Register's Office for Davidson County, Tennessee, dated July 06, 1994 and recorded on July 13, 1994.

Grantor's spouse, Frierson Craig joins in the execution of this document to convey any and all right, title or interest, marital or otherwise, he may have in the subject property.

This is improved property known as **777 Newberry Road, Nashville, TN 37205.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 27th day of February, 2020.

Diane Goodman Davich

Frierson Craig

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Diane Goodman Davich and Frierson Craig, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2020.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023